

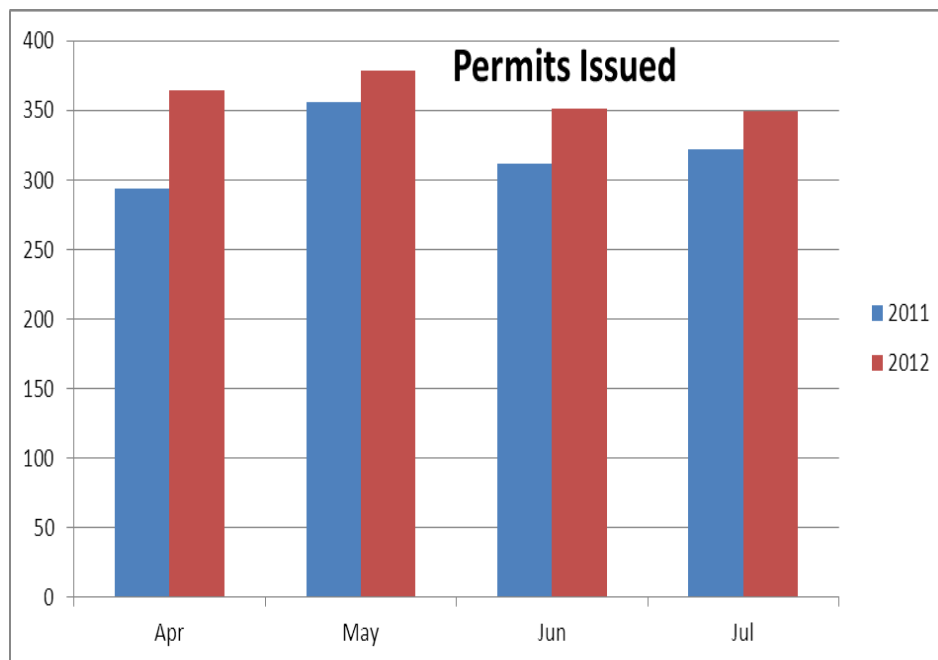


## Community Planning and Development Services Monthly Activity Report (July 2012)

### Building Permits

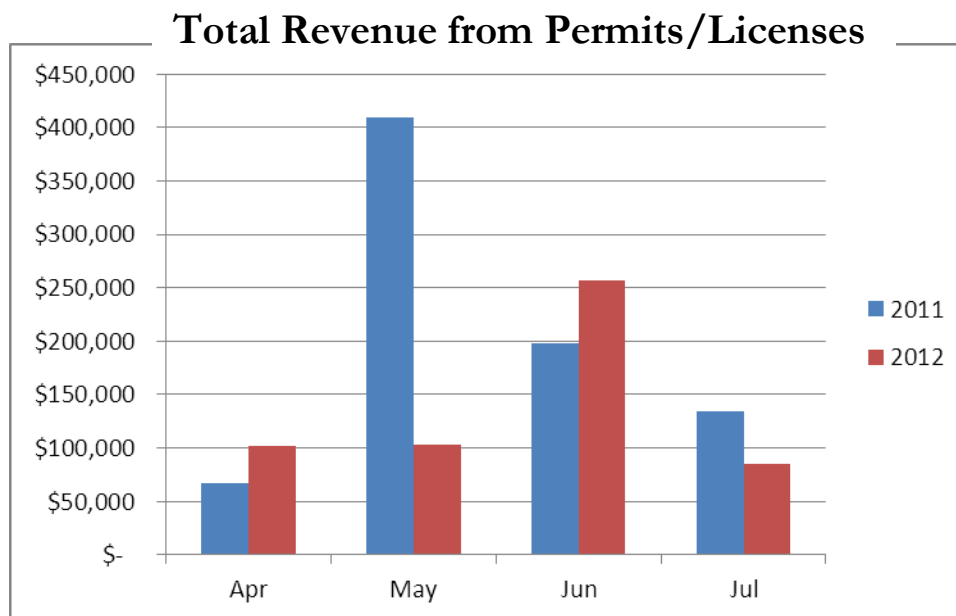
With the new fiscal year just beginning, there is not much to show in terms of year to date activity. But the chart below does show the building permit activity from July, as well as a comparison of recent months with the same months from last year. This shows that permit activity is clearly trending in an upward direction, with noticeable increases over those same months last year.

	FY 12 (Total)	Year-Over-Year Monthly Comparison											
		Apr '11	Apr '12	% Change	May '11	May '12	% Change	Jun '11	Jun '12	% Change	July '11	Jul '12	% Change
Building Permits													
Residential/Commercial	771	80	80	0%	87	74	-15%	76	63	-17%	51	59	16%
Single-family	22	0	2	200%	0	2	200%	0	6	600%	2	0	-100%
Demolition	11	0	1	100%	0	1	100%	3	0	-100%	0	0	0%
Fire Protection	331	25	25	0%	27	37	37%	23	36	57%	17	35	106%
Mechanical, Electrical, Plumbing	2660	175	237	35%	213	246	15%	201	226	12%	214	236	10%
Occupancy													
Residential/Commercial	240	14	18	29%	27	17	-37%	7	18	157%	38	17	-55%
Single-family	18	0	1	100%	2	1	-50%	2	2	0%	0	2	200%
<b>Total Permits Issued by Type</b>	<b>4053</b>	<b>294</b>	<b>364</b>	<b>24%</b>	<b>356</b>	<b>378</b>	<b>6%</b>	<b>312</b>	<b>351</b>	<b>13%</b>	<b>322</b>	<b>349</b>	<b>8%</b>

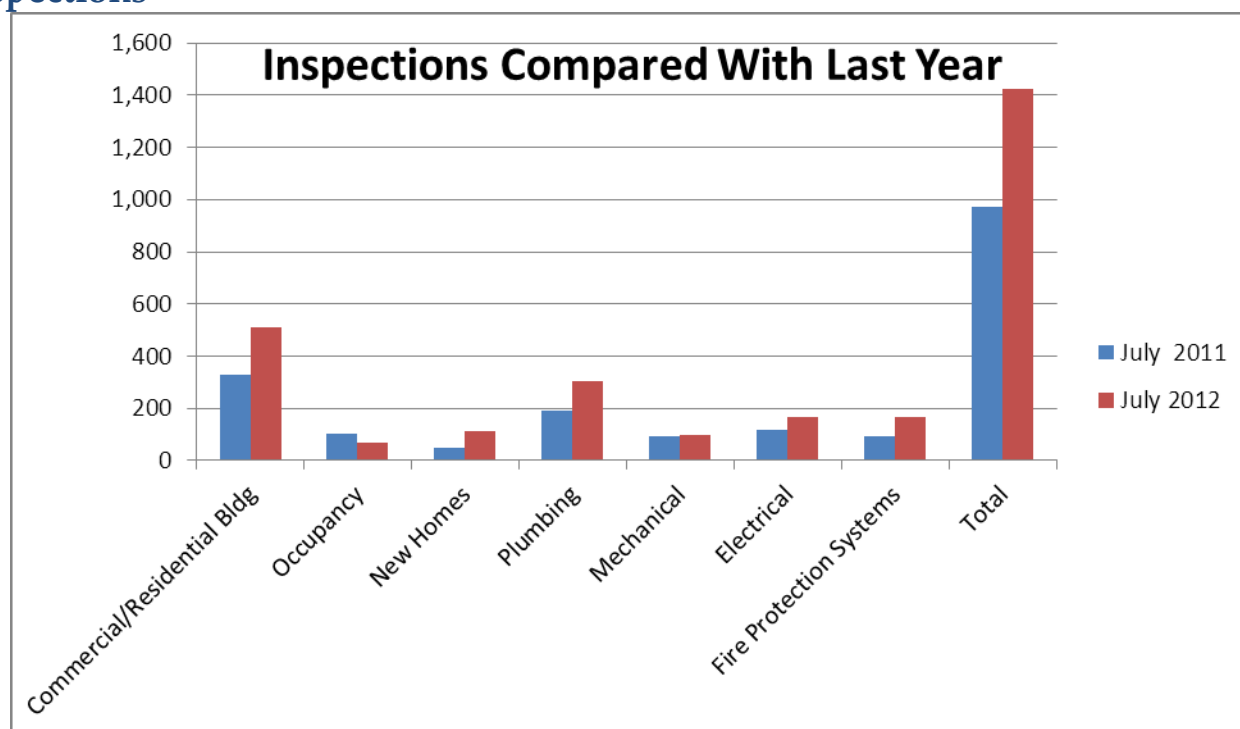


## Revenue from Permits

The chart below shows the revenue generated in July (and several previous months), along with a comparison with those same months last year. Also, the revenue collected recently does not fully reflect several major permit applications that were recently submitted for review. These include the Choice Hotels tenant improvements, the first phase of Duball, the Gables at Upper Rock, the Silverwood apartments, and 13 new single family homes (including the final 11 permits at Chestnut Lodge). Once these plans are approved and permits issued, the revenue from those applications will then be collected.



## Inspections



## Development Review Cases

	FY12 Total	FY13 (To Date)
Annexations	2	1
Historic District Cmsn cases	33	1
Pre-Application Submittals	9	1
Site Plans	36	2
Project Plans	1	0
Plats	7	2
Special Exceptions	3	0
Variances	7	0
<b>Total</b>	<b>98</b>	<b>7</b>

## Zoning Enforcement

	FY 2012 Total	FY 2013 (To Date)
Zoning Violations	107	9

## Sign Permit Applications

	FY 2012 Total	FY 2013 (To Date)
Sign Permit Applications	222	29
Sign Permits Issued	186	44
Sign Review Board Cases	13	0

## Planning Projects Underway

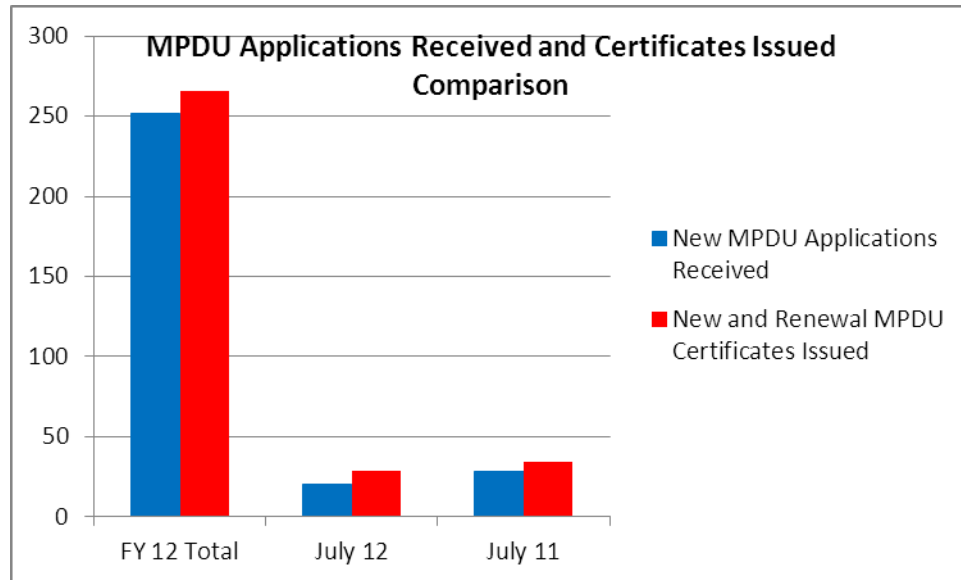
Several planning projects of note are also underway, including a draft Heritage Area Management Plan that is now available for public comment and is accessible on the CPDS web page. A public hearing by the Planning Commission will be held on Oct. 10 on the draft plan, which involves an update to the Historic Preservation element of the Master Plan.

Another major project just underway, but is more of an internal effort, is a process mapping initiative. This involves charting out the current development review process, involving multiple departments, and analyzing the sequence of reviews that occur for proposed development projects. The goal is to find ways to improve the efficiency and effectiveness of the review process through better coordination among the departments.

## Housing and Community Development Block Grant

### Moderately Priced Dwelling Units

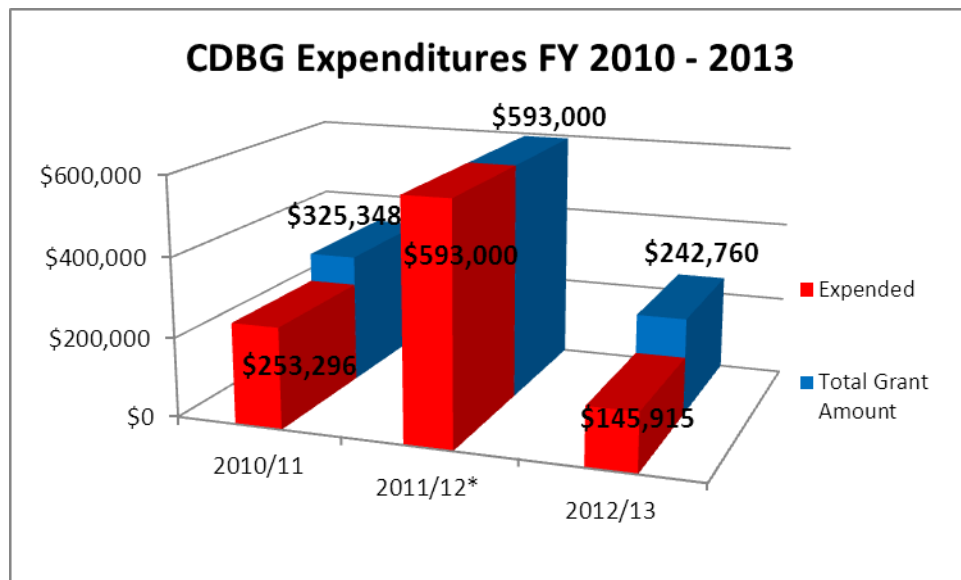
- 35 new MPDUs will become available this summer & fall at The Gables at Upper Rock



\* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

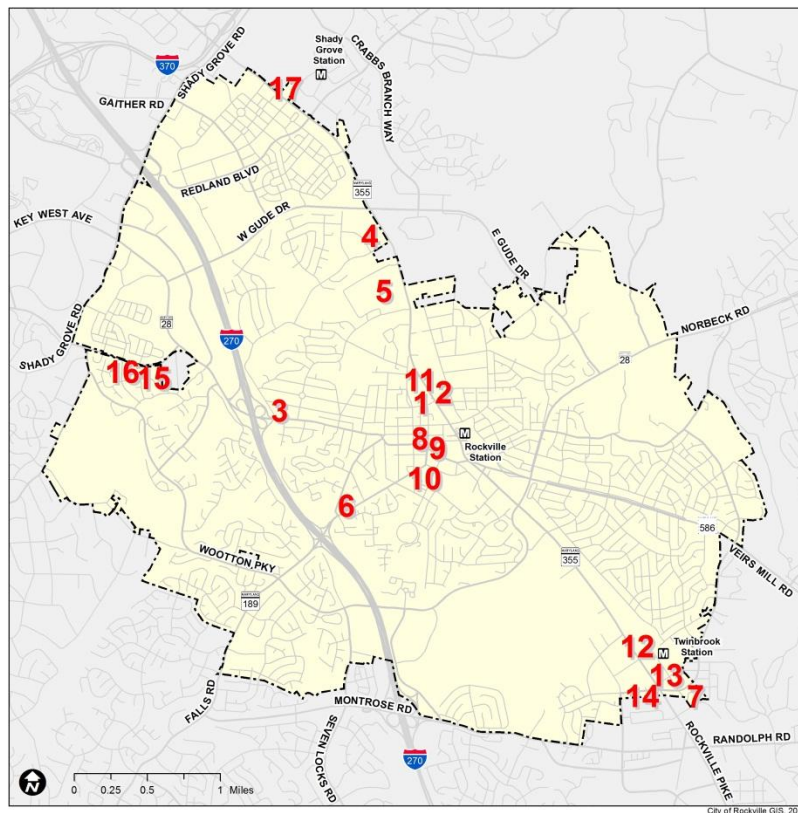
### Community Development Block Grant (CDBG)

- Expended 100% of 2011/12 Federal grant funds by the end of March 2012
- Started 2012/13 CDBG activities



\* The City received and expended two years of CDBG funding during FY 11/12

## Major Development Review Projects around the City



### Recent Pre-Application Submittals

1. **275 N. Washington Street (former Giant site):** Proposed 2-story building with Bank, Office and Retail
2. **369 Hungerford Drive (PNC Bank):** Proposed new Bank Facility with a drive-through
3. **727 W. Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application for proposed parking lot expansion
4. **15190 Frederick Road (Auto Zone):** Pre-Application for proposed 6,784 square feet retail store.

### Applications In Review Process

5. **51 Mannakee Street (Montgomery College):** Mandatory Referral Proposing the Addition to the Science West Building.
6. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship
7. **1900 Chapman Avenue:** Proposed mixed-use with 667 dwelling units and about 5,000 square ft. of non-residential use

### Recently Approved Applications

8. **2 West Montgomery Avenue (Rockville Police Station):** Approved re-use and addition to the existing historic Rockville Post Office to be become the new City of Rockville Police Department headquarters
9. **50 Maryland Avenue (Montgomery County Judicial Center):** Approved 200,000 square-foot addition to the exiting Montgomery County Judicial Center
10. **209 Monroe Street (Victory Housing):** Approved 86-unit senior living facility with an associated street closing/abandonment and a preliminary subdivision plan to create seven lots
11. **430 Hungerford Drive (Walgreens Drugstore):** Approved Site Plan for a new drugstore in an existing commercial building
12. **1592 Rockville Pike (Twinbrook Metro Place):** Project Plan for proposed mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club, 200-room hotel and 850 residential units
13. **1800 Rockville Pike (Twinbrook West):** Approved Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 360 multi-family residential units
14. **1807 Rockville Pike:** Approved commercial retail center including a bank with a drive-through facility
15. **9110 Darnestown Road (Kol Shalom Synagogue):** Approved 30,379 square-foot place of worship
16. **9200 Darnestown Road (Brightview of Rockville):** Approved development of a 90-unit assisted living community
17. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Approved development of a five-story, 417-unit multi-family project annexed by the City